BEAMER
MINOR SUBDIVISION



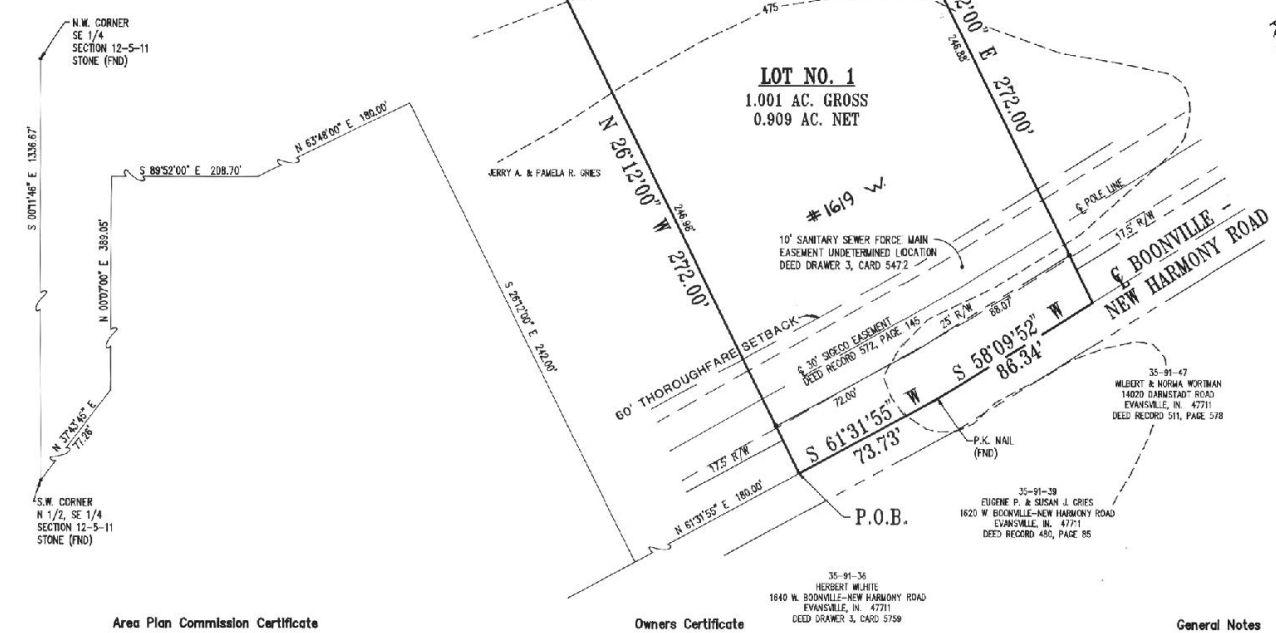
LOCATION MAP
1"=2000'

0-158

RECEIVED FOR RECORD
at 3:37 PM
JUNE 3 19 94
Plat Book D
Page 158
BETTY J. [illegible] RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
JUN - 3 1994
3209
AUDITOR
94-15295

SCALE 1" = 40'
40 0 40 80 120



Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY on JUNE 2, 19 94

94-2811-4 05/17/94

President _____ Executive Director Barbara L. Cunningham

Plat Release JUNE 2, 1994 Executive Director Barbara L. Cunningham

Owners Certificate

I, Jerry A. Gries and Pamela R. Gries, the undersigned Owners of the real estate shown and described hereon do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as BEAMER MINOR SUBDIVISON.

Jerry A. Gries
Jerry A. Gries
1731 W. Boonville-New Harmony
Evansville, IN 47711

Pamela R. Gries
Pamela R. Gries
1731 W. Boonville-New Harmony
Evansville, IN 47711

Notary Certificate

State of Indiana)
) SS:
County of Vanderburgh

Before me, the undersigned Notary Public for Vanderburgh County, State of Indiana, personally appeared the above signed Owner of the real estate shown and described hereon and acknowledge the execution of the plat to be their voluntary act and deed.

WITNESS my hand and seal this 18th day of May 1994.

My commission expires:
9-16 19 94

Deborah J. Masterson
Notary Public
Printed Name Deborah J. Masterson

Residence of Vanderburgh County

NOTARY PUBLIC SEAL INDIANA

General Notes

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0055 C, dated August 5, 1991, part of the the proposed site is not within the designated Special Flood Hazard Zone "A".

Utilities: Water and sanitary sewers are available to the site.

Zoning: The subject property is currently zoned AG. The abutting property to the south is zoned R-1.

Temporary Erosion Control: (during construction)

- Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil and must remain in place until final grading and shaping.

  Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil and must remain in place until final grading and shaping.

City water and Darmstadt Sanitary Sewer

Boundary Description
Beamer Minor Subdivision

A part of the North half of the Southeast quarter of Section 12, Township 5 South, Range 11 west lying in Vanderburgh County, Indiana and being described as follows:

Commencing at the southwest corner of said half quarter section; thence north 37 degrees, 43 minutes, 45 seconds east a distance of 77.26 feet to the southwest corner of the Leonard F. Vogel property as per Deed Record 525, page 425; thence along the west line of said Vogel property, north 0 degrees, 07 minutes, 00 seconds east a distance of 389.05 feet to the northwest corner of said property; thence south 89 degrees, 52 minutes, 00 seconds east a distance of 208.70 feet to the northeast corner of the Jerry A. Gries property as per Deed Record 518, page 25; thence north 63 degrees, 48 minutes east a distance of 180.0 feet to the northeast corner of the Alfred F. Klausmeier property as per Deed Record 465, page 456; thence south 26 degrees, 12 minutes, 00 seconds east a distance of 242.0 feet to the southeast corner of said Klausmeier property, said point also being in the centerline of Boonville-New Harmony Road; thence in a northeasterly direction along the centerline of Boonville-New Harmony Road north 61 degrees, 31 minutes, 55 seconds east 180.00 feet to the true point of beginning; thence north 26 degrees, 12 minutes, 00 seconds west 272.00 feet; thence north 59 degrees, 42 minutes, 56 seconds east 160.00 feet; thence south 26 degrees, 12 minutes, 00 seconds east 272.00 feet to the centerline of Boonville-New Harmony Road; thence along the centerline thereof south 58 degrees, 09 minutes, 52 seconds west 86.34 feet; thence continue along said centerline south 61 degrees, 31 minutes, 55 seconds west 73.73 feet to the true point of beginning, containing 1.001 acre (43,586.213 sq. ft.)

Subject to a 25 foot right-of-way for Boonville-New Harmony Road off the southeast side thereof.

Subject to a 30 foot wide easement for electric transmission to Southern Indiana Gas and Electric Company as per document recorded in Deed Record 572, page 145.

Subject to a 10 foot wide easement for sanitary sewer to the Town of Darmstadt as per document recorded in Deed Drawer 3, Card 5472.

Subject to easements, rights-of-way, building and use restrictions of record.

Surveyor's Certificate

I, Danny K. Leek, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana; and further certify that this plat correctly represents a survey completed by me, and that all monuments, as shown, exist at locations as noted.

Witness my hand and seal this 17th day of MAY 1994.

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Danny K. Leek, R.L.S.
Indiana Registration No. S0480

CORNERS OF LOT HAVE BEEN MARKED WITH 5/8" LROD W/PLASTIC CAP STAMPED "MORLEY & ASSOC., INC. I.D. NO. 0023"

FLOOD HAZARD STATEMENT: The within described tract of land does not lie within that special Flood Zone A as said tract plats on Community Panel No. 180256 0055 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

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